



Ingonish
Mendlesham, Suffolk

**DAVID
BURR**



Ingonish, Old Station Road, Mendlesham, IP14 5RT

Mendlesham is a well-served and highly regarded village with a thriving community with good amenities including a public house, bakery/stores, post office, health centre, primary school, parish church and fish & chip shop. More comprehensive facilities can be found in the nearby town of Stowmarket, which lies just 7 miles to the southwest and the town of Diss, which is 10 miles to the north, both offering a regular mainline train service to London's Liverpool Street.

A substantial versatile detached house that incorporates an impressive and generous self-contained annexe wing located down a private lane towards the periphery of this highly favoured Suffolk village and only a short distance from all amenities on offer. Ingonish is fair to say does require a degree of updating throughout, however affords generous accommodation to both floors and is believed in total to measure approximately 2400 sq ft that boasts annexe accommodation conveniently adjoined to the property allowing potential for multi-generational living. The property is further enhanced by off street parking for multiple vehicles to the front and a splendid rear garden with decked terrace, chicken coop and a variety of vegetable gardens. A superb benefit of Ingonish is the extensive array of solar panels with battery storage and two air source heat pumps providing a renewable electricity and heating source.

A substantial 5 bedroom detached house with a superb adjoining self-contained 1 bedroom annexe in a well-served village.

Entrance door to;

RECEPTION HALL: A large welcoming area with attractive Parquet flooring and having staircase rising to first floor and doors to all principal rooms.

SITTING ROOM: 19'8 x 12'9 (6m x 3.09m). An excellent triple aspect room with double doors opening to the rear grounds allowing one to enjoy the potential for al fresco dining and outdoor entertaining. A multi-fuel stove set upon a marble surround and hearth creates the main focal point of the room.

DINING ROOM: 9'9 x 8'9 (3m x 2.7m). Having rear aspect. Presently occupied as a formal dining room but would easily lend itself to a multiple of uses if so required.

KITCHEN/BREAKFAST ROOM: 13'2 x 12' (4m x 3.6m). Fitted with matching wall and base units under work preparation surfaces that incorporate a 1½ bowl sink unit with single drainer and mixer tap. Further

integrated appliances include a four ring electric hob under extractor hood with oven beneath. Space for dishwasher. Door giving access to;

UTILITY: 10'2 x 6' (3.1m x 1.8m). Again fitted with matching wall and base units under work preparation surfaces that incorporate a sink unit with mixer tap. Space for washing machine and freestanding fridge freezer. Door to rear grounds.

CLOAKROOM: Fitted with W.C, and wall hung corner wash hand basin with mixer tap.

First floor

LANDING: An inviting area with loft access and storage cupboard. Doors to;

BEDROOM 1: 21'8 x 16'9 (6.6m x 5.1m). A substantial room having double aspect via two Velux windows to front and rear. Door opening to;

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EN SUITE: 11' x 6'2 (3.3m x 1.8m). Fitted with a shower cubicle having part tiled surround, W.C. and wash hand basin with mixer tap. Velux window. Heated towel rail.

BEDROOM 2: 12'9 x 9'9 (3.9m x 3m). Again a generous size and having rear aspect with views over the garden

BEDROOM 3: 11'9 x 9'9 (3.6m x 3m). Of similar size to bedroom 2 and offering rear aspect with views overlooking the garden.

BEDROOM 4: 13' x 9'4 (3.9m x 2.8m). Having front aspect.

BEDROOM 5: 9'9 x 8'9 (3m x 2.7m). Currently occupied as a home office by the present owners however would easily revert back to a bedroom if so required. Rear aspect overlooking the garden.

BATHROOM: 12'1 x 6'1 (3.9m x 1.8m). Fitted with a P-shaped panelled bath having mixer tap and shower attachment, W.C, and wash hand basin with mixer tap.

Annexe

An impressive and spacious addition to the house and possibly one of the main key selling features of the property.

Accessed via the front garden.

Door opening to;

HALLWAY: A welcoming area which in turn leads to the remainder of the annexe accommodation

SITTING AREA: 19'4 x 12' (5.9m x 3.6m). A substantial room with vaulted ceiling located to the rear of the accommodation with double aspect and double doors opening to the rear grounds allowing one to enjoy warm summer afternoons. Large opening through to;

KITCHEN AREA: 14'3 x 10'3 (4.3m x 3.1m). Fitted with matching wall and base units under work preparation surfaces that incorporate a 1½ bowl sink unit with mixer tap and single drainer. Built-in fridge freezer, four ring electric hob, extractor hood and oven beneath. Spaces for washing machine and dishwasher. Opening to hallway, bedroom 1 and cloakroom.

CLOAKROOM: Having W.C. with encased cistern and sunken wash hand basin with mixer tap and vanity surround with cupboard beneath. Part tiled walls.

BEDROOM: 12'8 x 12' (3.9m x 3.6m). A generous size and located to the front of the annexe accommodation; having fitted ceiling hoist rail, ideal for someone with reduced mobility (subject to separate negotiation). Door to;

EN SUITE: 8'5 x 5'8 (2.5m x 1.7m). Designed as a wet room with open shower area, tiled walls and a further W.C., wall hung wash hand basin with mixer tap.

Outside

The property is approached via a shared private drive which in turn allows access to the property and designated parking to the front. The remainder of the front has flowering beds and a path leading to both entrance doors.

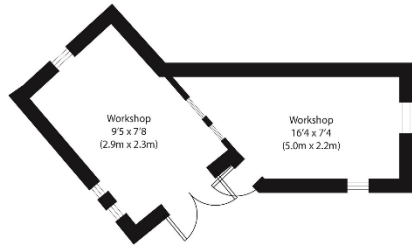
The rear garden is a genuine delight and has a decked terrace area immediately abutting the rear of the property accessed via the sitting room and is ideally placed for al fresco dining. Further patio area that abuts the double doors for the annexe accommodation. The remainder of the garden is predominantly lawn with a variety of well stocked flower and shrub beds, mature trees and vegetable kitchen areas. Chicken coop and a variety of storage/workshops and summerhouse.

AGENTS NOTE: The driveway is shared with the neighbouring property and is understood to be unadopted. There is a right of access at all times to the property. For further information please contact the office.

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SERVICES: Mains water, drainage and electricity are connected. Oil fired heating to radiators. The annexe accommodation has underfloor heating.
NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council. Band D.



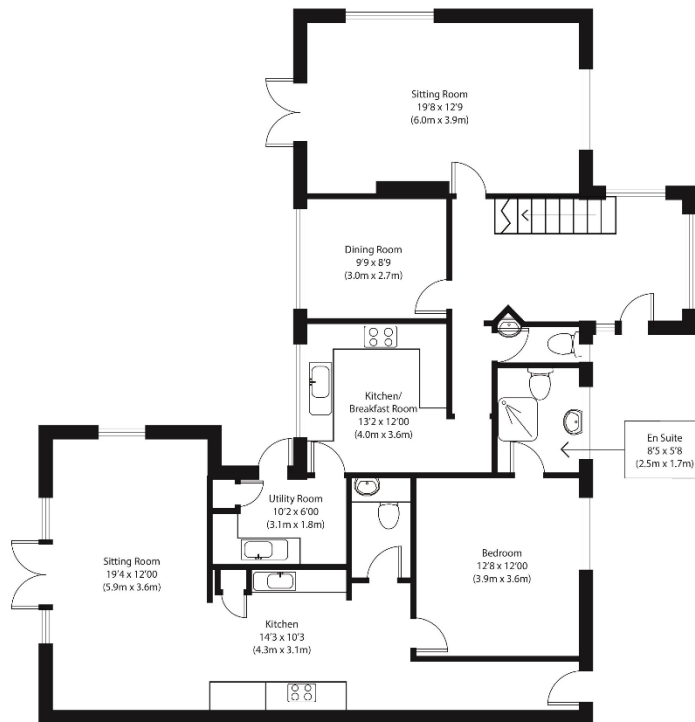
EPC RATING: Main house – B Annexe - C

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

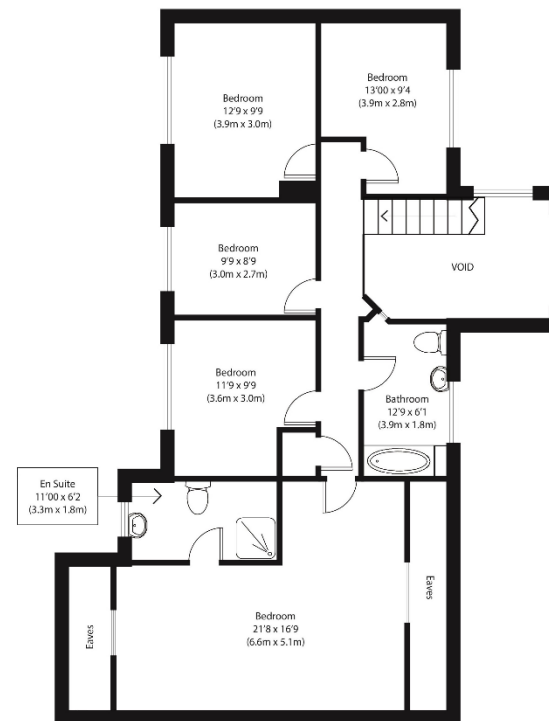
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Approximate Gross Internal Area
2480 sq ft (Excluding Outbuilding) (230 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ejphoto.co.uk



Ground Floor



First Floor

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